

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Windy's Run Road at end		
of cul-de-sac	*	DEPUTY ZONING COMMISSIONER
1 st Election District		
1 st Councilmanic District	*	OF BALTIMORE COUNTY
2011 Windy's Run Road		
Barbara L. Bien & Lily E. Mitchell	*	CASE NO. 99-414-A

Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for administrative variance filed by the legal owners of the subject property, Barbara L. Bien and Lily E. Mitchell. The variance request is for property located at 2011 Windy's Run Road located in the Catonsville area of Baltimore County. The Petitioners herein seek a variance from Section 1B01.2.C.1.b (chart) and Section 301.1A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a rear yard setback of 14 ft in lieu of the required minimum 22.5 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

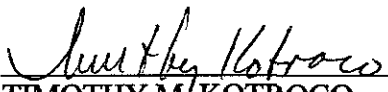
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING
 Date 6/17/99
 by Deputy Zoning Commissioner

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of June, 1999 that a variance from Section 1B01.2.C.1.b (chart) and Section 301.1A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) with a rear yard setback of 14 ft in lieu of the required minimum 22.5 ft, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 6/17/99
By J.R. Johnson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 17, 1999

Ms. Barbara L. Bien
Ms. Lily E. Mitchell
2011 Windys Run Road
Baltimore, Maryland 21228-5884

Re: Petition for Administrative Variance
Case No. 99-414-A
Property: 2011 Windy's Run Road

Dear Ms. Bien & Ms. Mitchell:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2011 Windys Run Rd.

which is presently zoned D. R. S-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1301.2 c-1 b. (CHART) & 301.1 A.

To Permit A Rear Setback of 14 FT. IN LIEU OF THE REQUIRED 22.5 FT.
IN A D.R.S-5 ZONE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Barbara L. Bien

Name - Type or Print

Barbara L. Bien

Signature

Lily E. Mitchell

Name - Type or Print

Lily E. Mitchell

Signature

BLB work 410-313-6879

2011 Windys Run Rd.

home 410-744-9664

Address

Telephone No.

Catonsville

MD

21228-5884

City

State

Zip Code

Representative to be Contacted:

Barbara L. Bien

Name

same as above

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 19 day of April, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-414-A

Reviewed By JOH

Date 4-19-99

Estimated Posting Date 5-2-99

REV 9/15/98

ORDER RECEIVED FOR FILING
6/7/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

2011 Wendyp Run Road
Address
Catonsville MD 21228-5884
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Barbara L. Bien
Signature

Barbara L. Bien
Name - Type or Print

Lily E. Mitchell
Signature

LILY E. MITCHELL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Barbara L. Bien
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4-14-99
Date

Nancy L. Sharp
Notary Public
My Commission Expires 2/1/01
NANCY L. SHARP

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2011 Wendep Run Road
Address
Catonsville MD 21228-5884
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

See attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Barbara L. Bien
Signature
Barbara L. Bien
Name - Type or Print

Lily E. Mitchell
Signature
LILY E. MITCHELL
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Barbara L. Bien

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4-14-99
Date

Nancy L. Sharp
Notary Public
My Commission Expires 2/1/01
NANCY L. SHARP



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2011 Windys Run Road
which is presently zoned D.R. 55

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1.B01.2C.1 b (CHART) § 301.1A

TO PERMIT A REAR SETBACK OF 14 FT. IN LIEU OF THE REQUIRED 22.5 FT. IN A D.R. 55. ZONE.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Barbara L. Bien
Name - Type or Print

Barbara L. Bien
Signature

Lily E. Mitchell
Name - Type or Print

Lily E. Mitchell
Signature

2011 Windys Run Rd. Home
Address Telephone No.

Catonsville MD 21228-5884
City State Zip Code

Representative to be Contacted:

Barbara L. Bien
Name

same as above
Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9 day of April, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-414-A

Reviewed By JDA Date 4-19-99

REV 9/15/98

Estimated Posting Date 5-2-99

Schedule A, Continued...

BEING KNOWN AND DESIGNATED as Lot no. 31, as shown on a Plat entitled "CATON GLEN" which plat is recorded among the Land Records of Baltimore County, MD in Plat Book S.M. No. 67 folio 124

The improvements thereon being known as No. 2011 Windys Run Road.

99-414 A

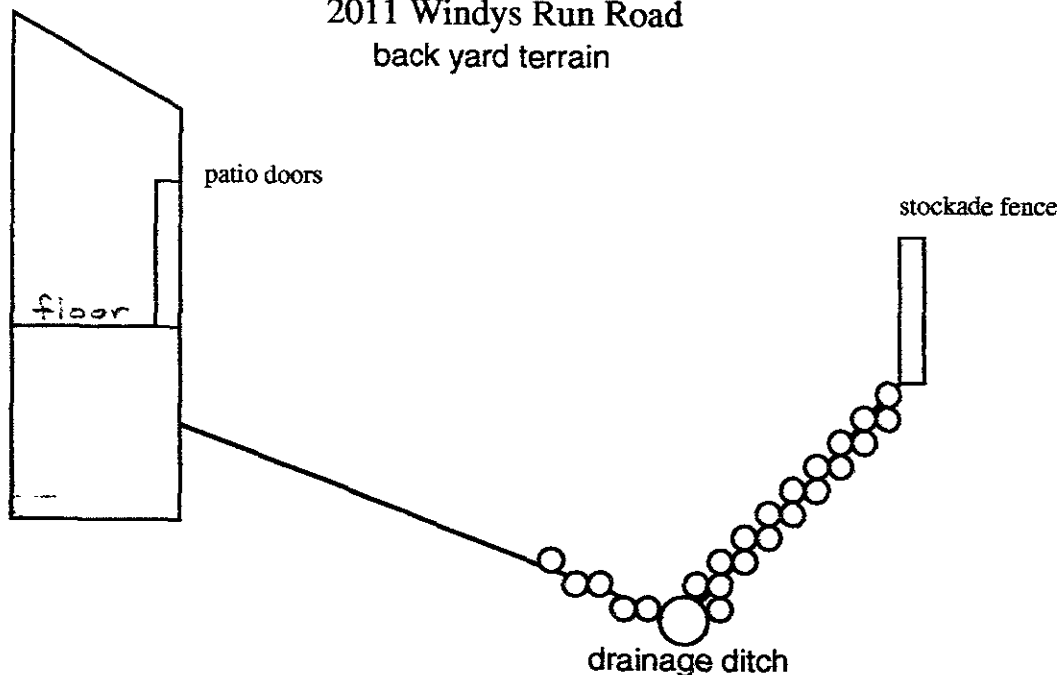
Request for an Administrative Variance
for 2011 Windys Run Road

Our backyard is not accessible to an handicapped person. We would like to be able to construct a deck that is wide enough for us to be able to have room for deck furniture and room to be able to accommodate a wheelchair. We would also like to construct a ramp from the driveway to the deck for wheelchair accessibility. We would like to construct a deck approximately 14 feet from the house toward the back property line. The deck would be 14 feet wide by 16 or 20 feet long starting at the side of the fireplace bump out toward the driveway for 16 or 20 feet. The patio door begins 7 feet from the fireplace bump out and continues 6 feet toward the driveway. The deck would continue 3 or 7 feet past the patio doors toward the driveway. The ramp would be constructed from the deck to the driveway level for easy wheelchair access.

2011 Windys Run Road has a house set back of 28.97 feet from the property line with a 22.5 feet setback for the restrictions of a deck; therefore, there is only room to construct a deck that is 6.47 feet wide off the dining room patio doors. The patio doors are 4 feet off the ground level. In order to walk out into the back yard you must construct a deck with about six steps to get to the ground level. The terrain of the back yard slopes from the house down to a gully (drainage ditch) which was constructed parallel to the house from one end of the property to the other. When standing in the drainage ditch the lowest part is approximately a 12 feet drop from the first floor level of the house (patio doors). If you stand in the drainage ditch and look to the southeast or back property line, there is approximately a 10 feet rise to the ground level. The neighbor (behind us) has constructed a six feet high stockade privacy fence. The driveway level and the first floor level are about the same height. Beginning at the driveway in the lower southeast part of the property and headed north to get to the patio door area, you have to walk down an incline and along the hill to the patio doors. The four feet drop from the first floor level continues from the patio doors to the end of the house on the north side of the property. The property or ground level from the house to the bottom of the drainage ditch runs the whole length of the lot. Sitting in a lawn chair or pushing a lawn mower is difficult, because there is not a level spot in the back yard.

We would also like to install a small picket fence running from the deck post north along the drainage ditch to the north property line. The fence then would follow the north property line west until it was even with the back wall of the house. The fence would then run south to meet the northeast corner of the house. The fence would allow my aunt or I to allow our dog to go outside, but would limit the dog to that fenced area. This small fenced area will protect the dog from the drainage ditch or any stray animals, but allow the dog access to the backyard.

2011 Windys Run Road
back yard terrain



99-414.17

Schedule A, Continued...

BEING KNOWN AND DESIGNATED as Lot no. 31, as shown on a Plat entitled "CATON GLEN" which plat is recorded among the Land Records of Baltimore County, MD in Plat Book S.M. No. 67 folio 124

The improvements thereon being known as No. 2011 Windys Run Road.

99-414-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 066478

DATE 4-19-99 ACCOUNT RCC/CDC

AMOUNT \$ 50.00

RECEIVED FROM: BRAUBON L. BLOOM

FOR: Res. Van

99-414-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PROCESSED 4/20/99 11:23:47

4/20/99 4/20/99 11:23:47

4/20/99 4/20/99 11:23:47

5 MISCELLANEOUS CASH RECEIPT

Receipt # 066478

CR # 066478

Receipt for

10.00 CR

50.00

Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: CASE # 99-414-A
PETITIONER/DEVELOPER:
{Barbara L. Bien}
DATE OF Closing
{June 7, 1999}

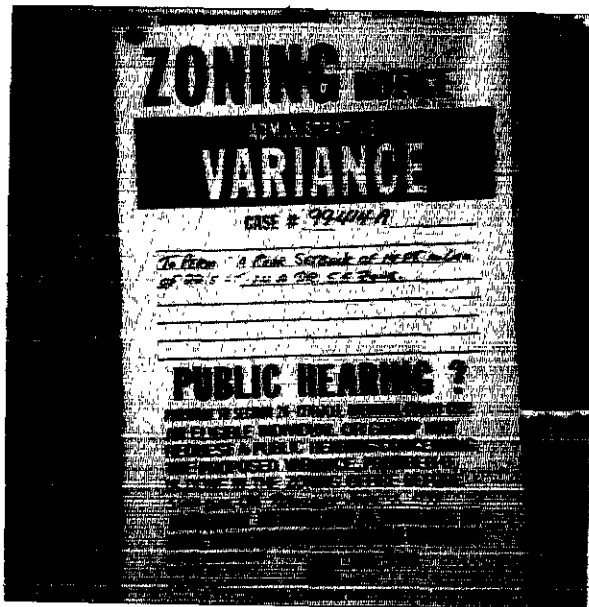
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
2011 Windys Run Road Baltimore, Maryland 21228_____

The sign(s) were posted on _____ 5-21-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 414 -A Address 2011 Windy's Run Rd.
Contact Person: John R. Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 4-19-99 Posting Date: 5-2-99 Closing Date: 5-17-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 414 -A Address 2011 Windy's Run Rd.
Petitioner's Name Barbara L. Bien Telephone 410-744-9664
Posting Date: 5-2-99 Closing Date: 5-17-99
Wording for Sign: To Permit A REAR SETBACK OF 14 FT. INSTEAD OF
22.5 FT. IN A D.R.S.5 ZONE

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST BE ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR - Revised 10/21/98

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-414-99.

Petitioner: BARBARA L. BIEN.

Address or Location: 2011 Windys Run Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara L. Bien

Address: 2011 Windys Run Rd.

Catonsville, MD 21228-5884

Telephone Number: 410-744-9664

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 18, 1999

Ms. Barbara L. Bien
2011 Windys Run Road
Catonsville, MD 21228-5884

RE: Case No.: 99-414-A
Petitioner: Bien and Mitchell
Location: 2011 Windys Run Road

Dear Ms. Bien:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 19, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 13, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for May 10, 1999
 Item No. 414

The Bureau of Development Plans Review has reviewed the subject zoning item. See the attached copy of recorded plat S.M. 67/Folio 124 CATON GLEN showing the existing 15-foot-wide drainage and utility easement and the existing variable drainage and utility easement (Right-of-Way 67-331-3) located in the rear of Lot #31.

Baltimore County policy prohibits the construction of a permanent structure within a designated utility easement.

RWB:HJO:jrb

cc: File

ZAC05109.414



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

May 7, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: PEE BELOW

Location: DISTRIBUTION MEETING OF May 3, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

412, 413, 414, 415, 416, 419, and 417

REVIEWER: LT. PEPPE TAYLOR
Fire Marshal Office, PHONE 287-1311, MS-11025
cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: May 5, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB/JS*
SUBJECT: Zoning Item #414

Barbara Bien Property - 2011 Windy's Run Road

Zoning Advisory Committee Meeting of May 3, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X----- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X----- GWM: Prior to perc test approval, revised plans must be submitted. Refer to letter dated 3/24/99. Contact GWM at 410-887-2762 for more information.

AV.
6/7

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 30, 1999

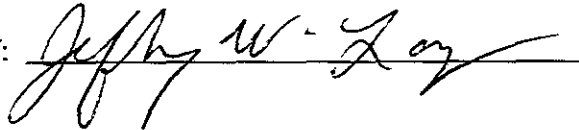
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 394, 414, 419, and 422

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.30.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 414 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

CORRECTED COMMENT

Date: May 21, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

SUBJECT: Zoning Item #414

Barbara Bien Property - 2011 Windy's Run Road

Zoning Advisory Committee Meeting of May 3, 1999

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

C: Mrs. Lily Mitchell
2011 Windy's Run Road
Catonsville, MD 21228-5884

ADMINISTRATIVE VARIANCE
CLOSING DATE –JUNE 7, 1999

***NOTE:** PRIOR CLOSING DATE WAS 5/17/99–
PROPERTY WAS NOT POSTED PER OWNER,
WHO NOTIFIED JOHN ALEXANDER IN ZONING
REVIEW ON 5/12/99. PER WCR, POSTING AND
CLOSING DATES WERE CHANGED.

CASE NUMBER: 99-414-A

2011 Windys Run Road

E/S Windy's Run Road at end of cul-de-sac

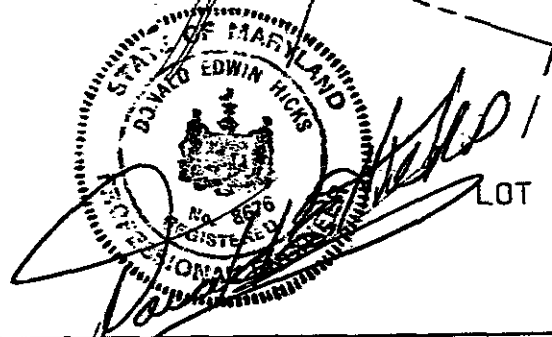
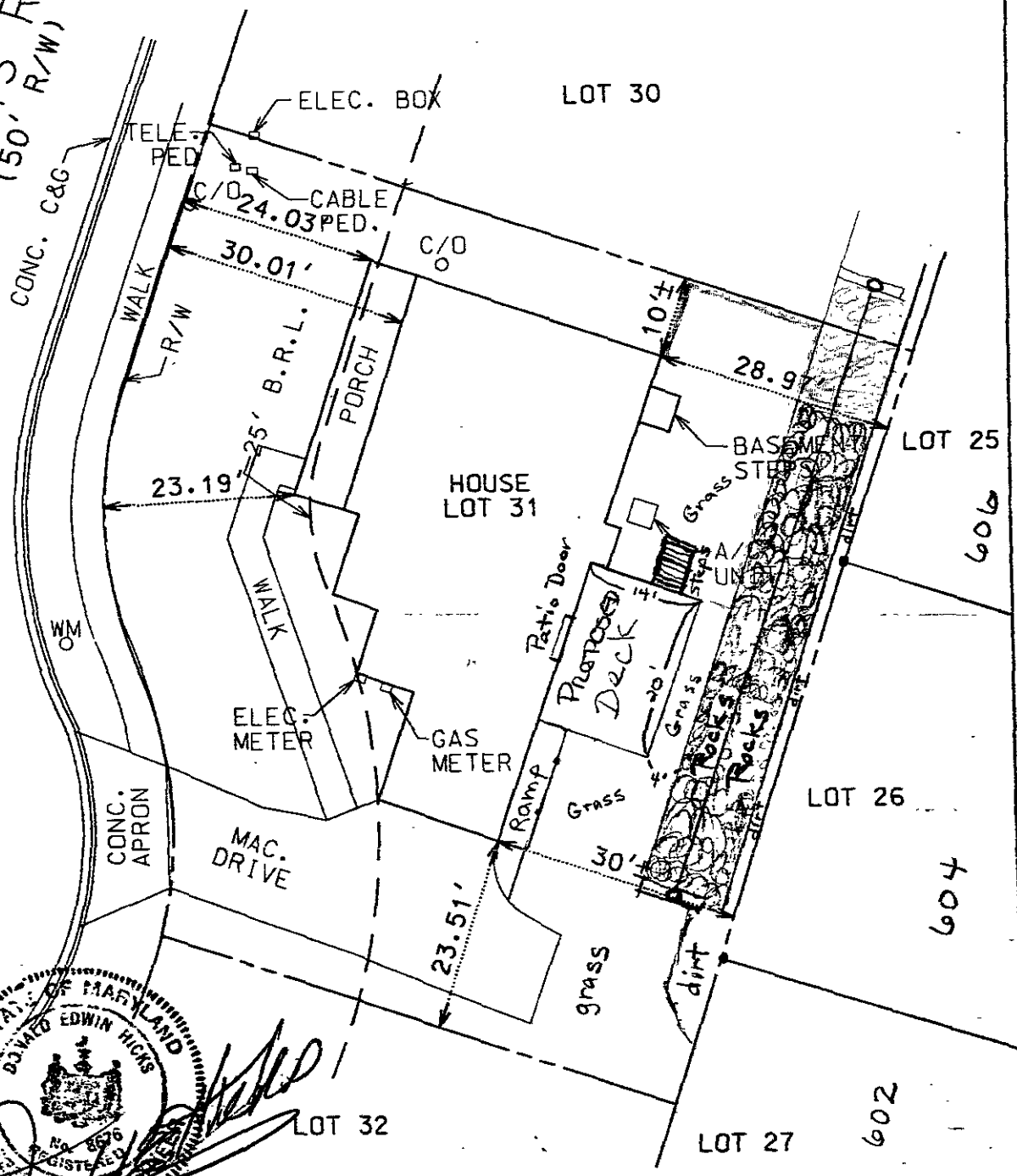
1st Election District – 1st Councilmanic District

Legal Owner: Barbara L. Bien & Lily E. Mitchell

Administrative Variance to permit a rear setback of 14 feet in
lieu of the required 22.5 feet.



WINDYS RUN
(50' R/W)



HICKS ENGINEERING CO., INC.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001

CATON GLEN #95128
LOT 31 FOUNDATION LOCATION
SCALE: 1"=20'
DATE: MAY 26, 1998

PET. EX. 1

79-414 A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2011 Windys Run Rd.

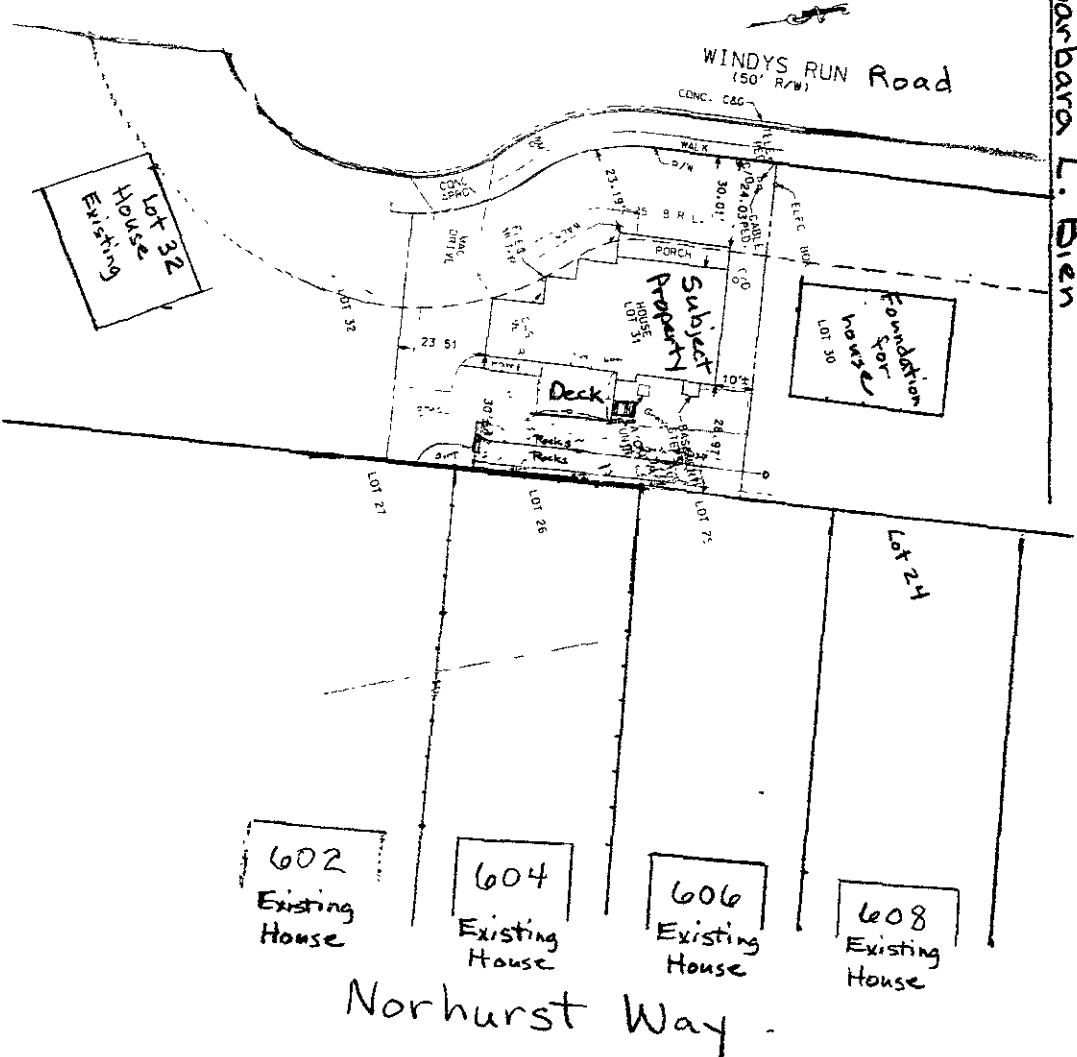
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name:

Caton Glen

plat book # S.M. 67, folio # 124, lot # 31, section # 3

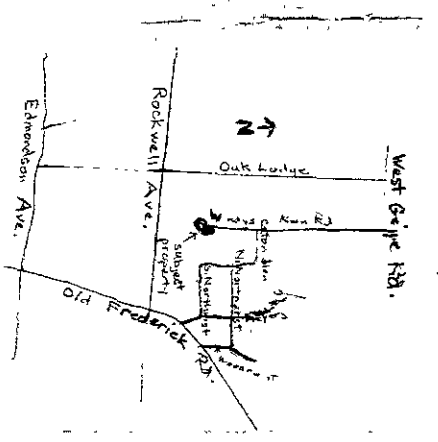
OWNER: Barbara L. Bien



North

date:
prepared by: B. Bien

Scale of Drawing: 1" = 50 ft.



Vicinity Map
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 1
Councilmanic District: 1

1"=200 scale map: SW 2 H

Zoning: DR 5.5

Lot size: 7,200 approx.
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: none

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

5007 414 99444-A

SCHOOL

WESTCHESTER

BR

97-519-A

D.R. 3.5

D.R. 5.5

\$6,000

HAHN AVE.

AVE.

DRIVE

ROAD

NORHURST WAY

N. NORHURST WAY

S. NORHURST WAY

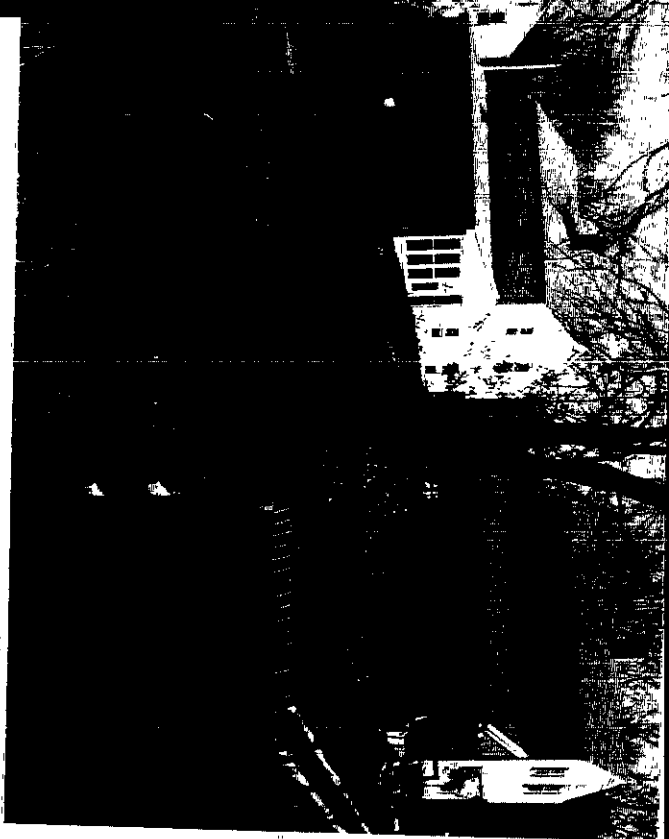
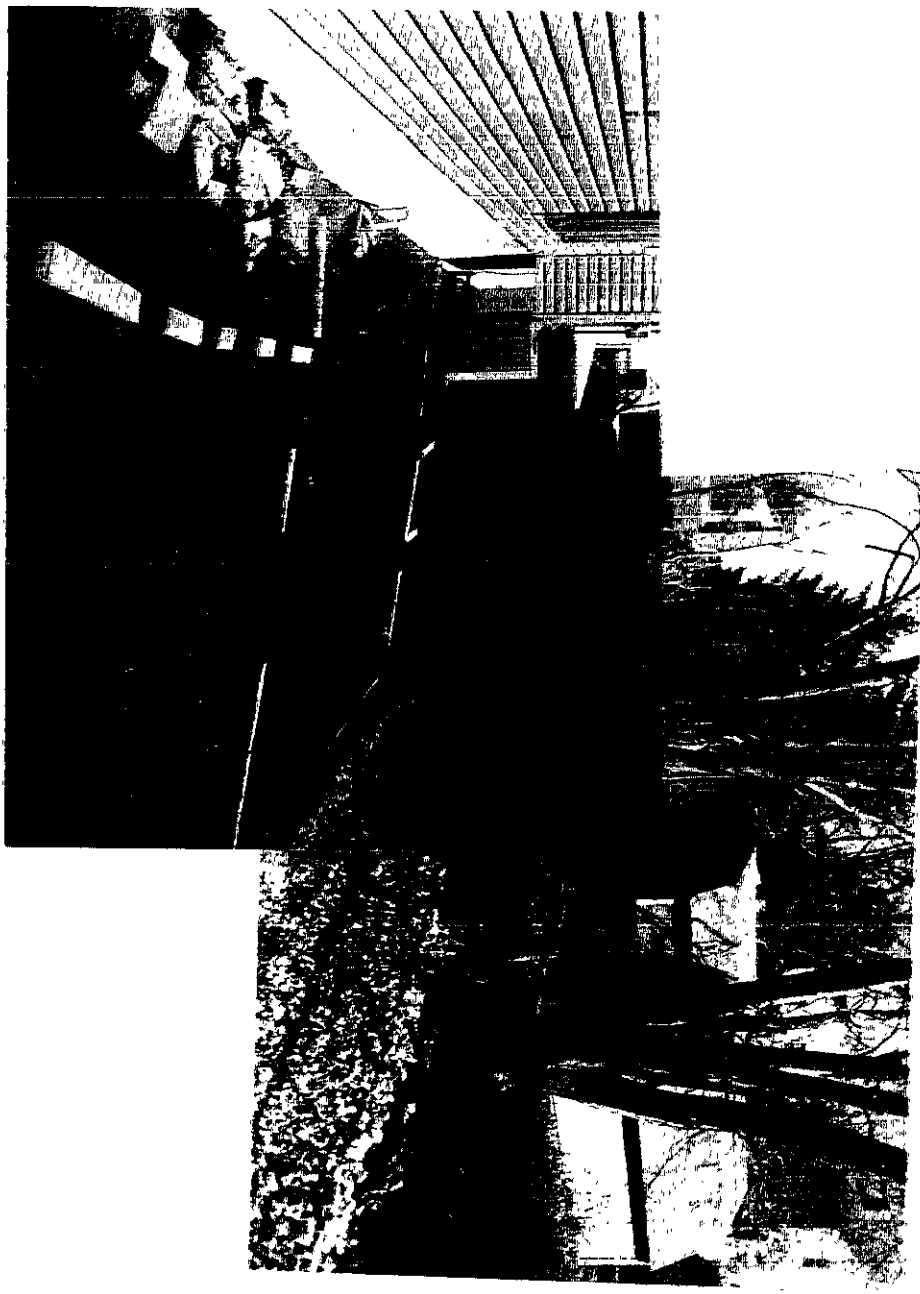
TOLLWOOD AVENUE

SW 2-H

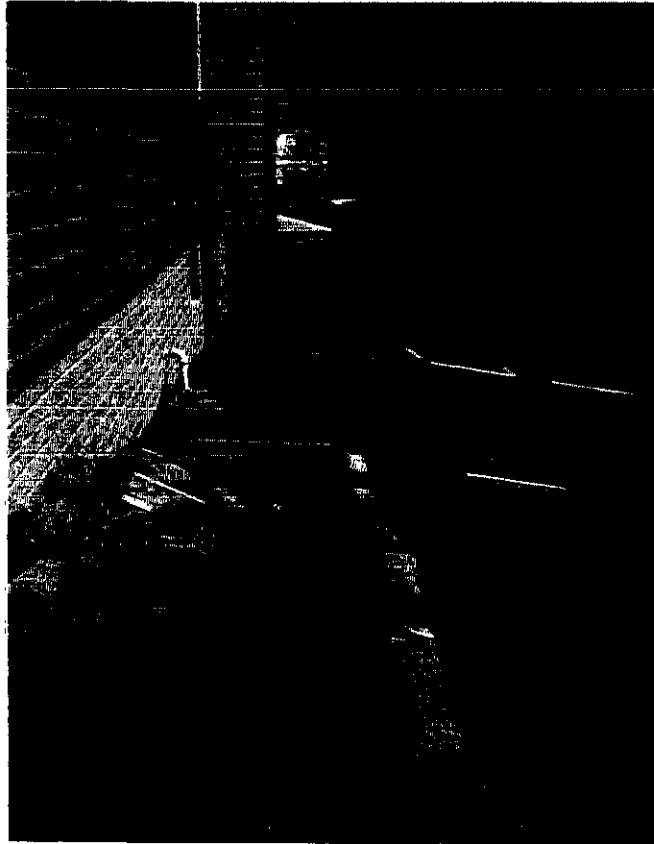
\$7,000

D.R. 5.5

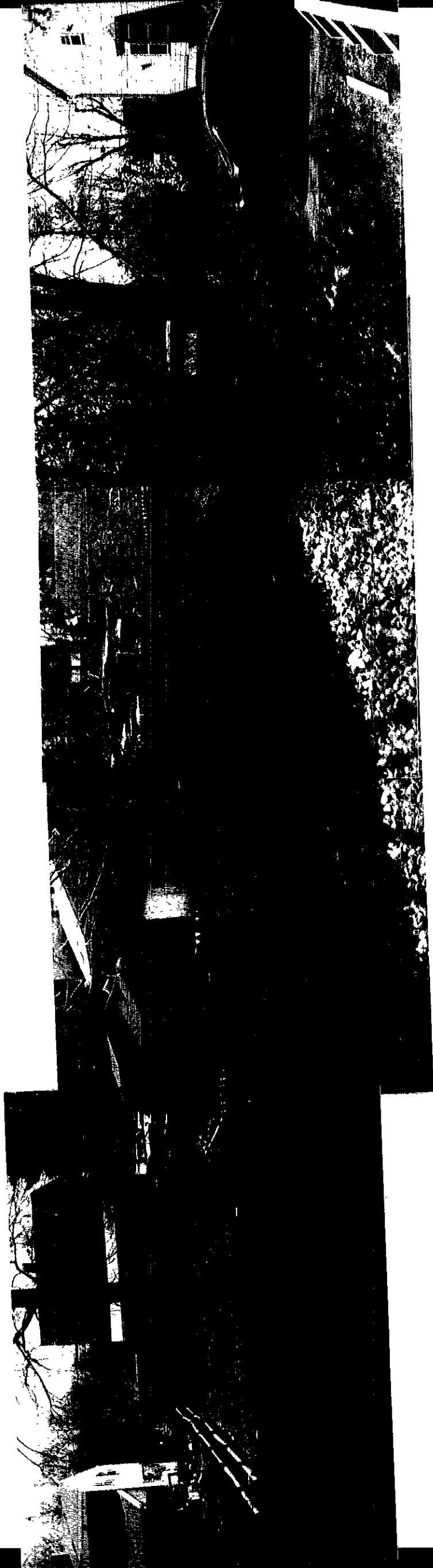
99-474-A



99-414-A



99-414-A





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE

1" = 200' ±

DATE
OF

PHOTOGRAPHY

JANUARY
1986

WESTCHESTER

S.W.

2-H

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

99-4449